



An impressive Double Fronted End Town House presently run as a bed and breakfast called 'Kings Lodge'. The potential for this fine property is wide ranging from its current use to conversion to a private home.

Presently, on the ground floor, are three ensuite bedrooms, a dining room and a fully equipped modern kitchen. On the 1st floor are five bedrooms (four are ensuite).

In addition the property benefits from PVC framed double glazed windows, oil fired central heating, parking facilities up to nine spaces and a small south facing patio area.

We are confident that the potential for this fine property will create wide ranging interest.

Offers Over
£450,000

33 Upper Lisburn Road,
Finaghy,
Belfast
BT10 0GX

Viewing by
appointment
through agent
028 9066 3030

- Excellent Double Fronted and Terrace Presently Run as Bed and Breakfast
- Huge Potential for a Variety of uses including Conversion To Family Home
- Ground Floor Accommodation Presently 3 Ensuite Bedrooms, Dining Room and Kitchen
- First Floor Accommodation Potentially 5 Bedrooms (4 Ensuite)
- Parking Outside (9 Spaces)
- Side Paved Patio Area
- Fully Equipped Modern Kitchen
- Ground Floor WC Facility
- PVC Framed Double Glazed Windows
- Beamed Vacuum System

The Property Comprises:

Ground Floor

ENTRANCE HALL:

BEDROOM: 13' 8" x 8' 12" (4.16m x 2.74m)

ENSUITE BATHROOM: Jacuzzi style bath unit with power shower, pedestal wash hand basin, low flush wc, heated towel rail style radiator, fully tiled walls, ceramic tiled floor, low voltage spotlights, extractor fan.

BEDROOM: 13' 7" x 11' 1" (4.15m x 3.39m)

ENSUITE SHOWER ROOM: Shower cubicle, power shower, low flush wc, wash hand basin, fully tiled walls, ceramic tiled floor, heated towel rail style radiator, low voltage spotlights, extractor fan.

DOWNSTAIRS WC: Low flush wc, fully tiled walls, ceramic tiled floor. low voltage spotlights, extractor fan.

DINING ROOM: 21' 8" x 15' 1" (6.6m x 4.6m) Builtin seating area, fresh air extractor system, external door to outside seating area.

EXCELLENT KITCHEN FACILITY: 12' 6" x 9' 6" (3.8m x 2.9m) Fully equipped modern kitchen.

First Floor

BEDROOM (4): 14' 8" x 13' 9" (4.46m x 4.2m)

ENSUITE BATHROOM: Panelled bath, wash hand basin, low flush wc.

BEDROOM (5): 15' 5" x 13' 9" (4.7m x 4.2m)

ENSUITE SHOWER ROOM: Shower cubicle with shower unit, power shower, low flush wc, wash hand basin, fully tiled walls.

BEDROOM (6): 10' 6" x 10' 2" (3.2m x 3.1m)

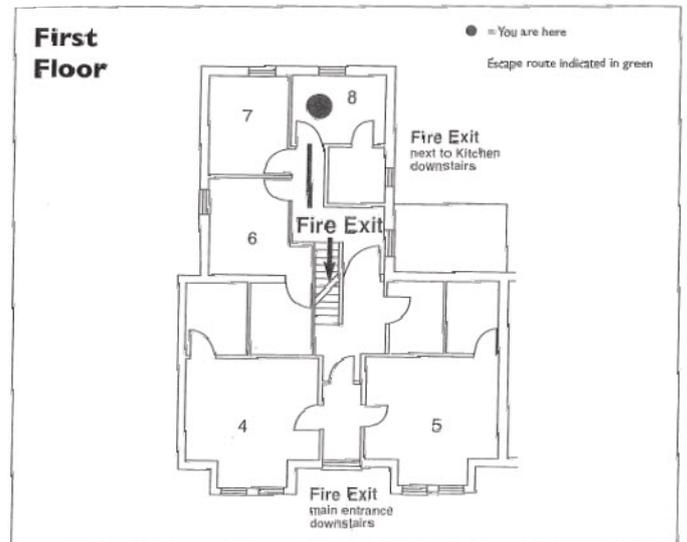
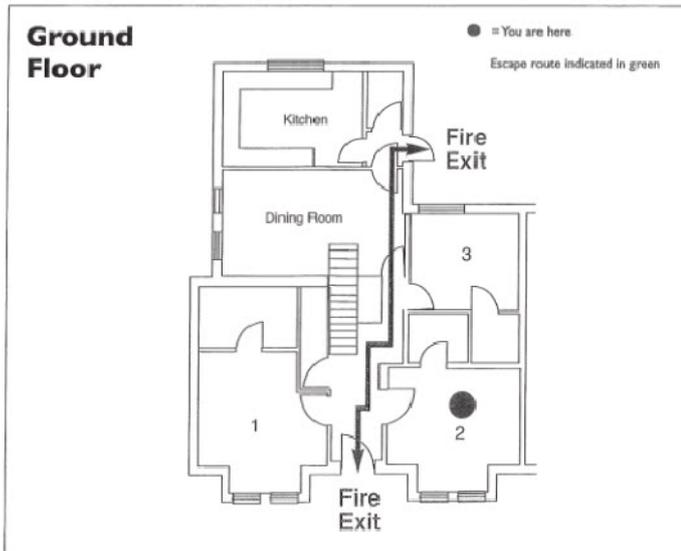
ENSUITE SHOWER ROOM:

BEDROOM (7): 9' 11" x 9' 7" (3.02m x 2.91m)

BEDROOM (8): 9' 10" x 9' 10" (3m x 3m)



Telephone 028 9066 3030
www.templetonrobinson.com



Location:
Main Lisburn Road from Balmoral.

Energy Rating

Epc Type: Non Domestic
 Energy Performance Asset Rating: 71
 Report Reference Number: 0460-0534-5349-6221-4002
[Epc Certificate](#) [Recommendation Report](#)

More energy efficient

A+ Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150 Less energy efficient

71 This is how energy efficient the building is.

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 Ballyhackamore 028 90 65 0000
 Lisburn 028 92 66 1700
 North Down 028 90 42 4747
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